025.0	0004	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,074,300	/	1,074,300
USE VALUE:	1,074,300	/	1,074,300
ASSESSED:	1,074,300	/	1,074,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		TROWBRIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAYIATES ARTHUR & ALISON P
Owner 2:	
Owner 3:	
Street 1:	9 ALLEN ROAD
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA
Cntry	
Own Occ:	N
Postal:	01890
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1911, having primarily Vinyl Exterior and 3029 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5500.000	601,200	5,100	468,000	1,074,300
Total Card	0.126	601,200	5,100	468,000	1,074,300
Total Parcel	0.126	601,200	5,100	468,000	1,074,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.67 | /Parcel: 354.67

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	16627
GIS Ref	
GIS Ref	
Insp Date	09/08/17

!2048!

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	601,200	5100	5,500.	468,000	1,074,300		Year end	12/23/2021
2021	104	FV	573,700	5100	5,500.	468,000	1,046,800		Year End Roll	12/10/2020
2020	104	FV	573,700	5100	5,500.	468,000	1,046,800	1,046,800	Year End Roll	12/18/2019
2019	104	FV	425,600	5100	5,500.	497,200	927,900	927,900	Year End Roll	1/3/2019
2018	104	FV	425,600	5100	5,500.	362,700	793,400	793,400	Year End Roll	12/20/2017
2017	104	FV	399,200	5100	5,500.	315,900	720,200	720,200	Year End Roll	1/3/2017
2016	104	FV	399,200	5100	5,500.	269,100	673,400	673,400	Year End	1/4/2016
2015	104	FV	355,800	5100	5,500.	263,300	624,200	624,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:58:18

LAST REV

Date	Time
10/27/17	07:47:14
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2048

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KARNIK NADIA AN	22676-255		12/1/1992		217,500	No	No	Y	

USER DEFINED

Prior Id # 1:	16627
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2017	MEAS&NOTICE	KB	Kevin B
4/29/2009	Measured	163	PATRIOT
9/30/1999	Mailer Sent		
9/30/1999	Measured	263	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5500		Sq. Ft.	Site		0	80.	1.06	1									468,002						468,000	

Total AC/HA:	0.12626	Total SF/SM:	5500	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	468,002	Spl Credit		Total:	468,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.99664903
Const Adj.:	0.99960202
Adj $ / SQ:	179.325
Other Features:	115000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	738534
Depreciation:	137367
Depreciated Total:	601166

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

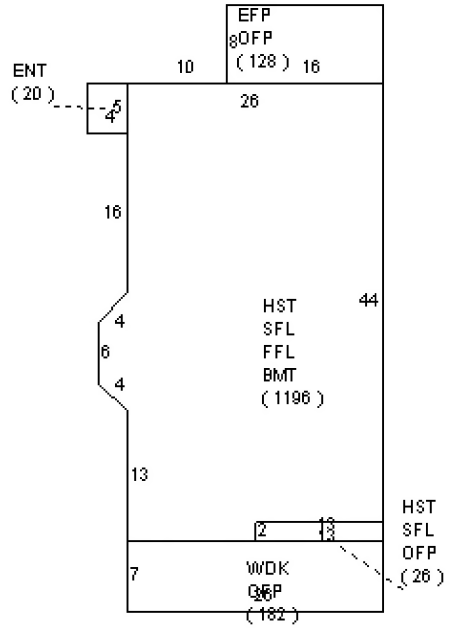
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	179.33
Special Features:	0	Val/Su Net:	122.92
Final Total:	601200	Val/Su SzAd	198.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,222	179.330	219,136
BMT	Basement	1,196	53.800	64,342
FFL	First Floor	1,196	179.330	214,473
HST	Half Story	611	179.330	109,568
OFP	Open Porch	336	21.400	7,191
WDK	Deck	182	11.490	2,091
EFP	Enclos Porch	128	48.480	6,205
ENT	ENTRY	20	26.390	528
	Net Sketched Area:	4,891	Total:	623,534

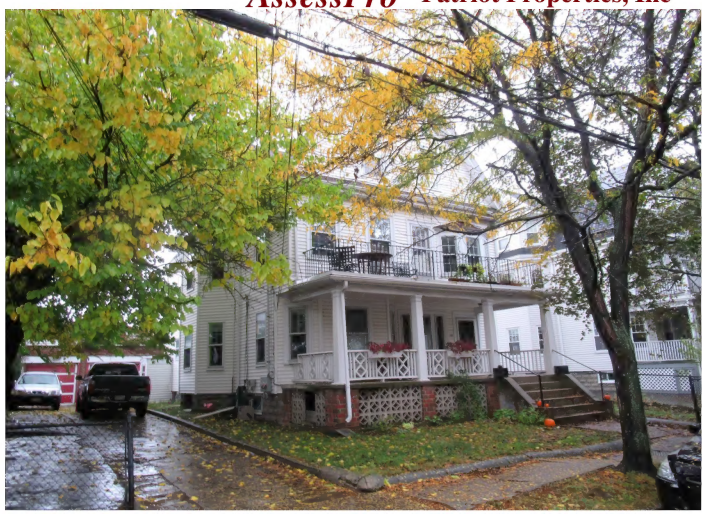
Size Ad	3029	Gross Area	5502	FinArea	3029

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100